



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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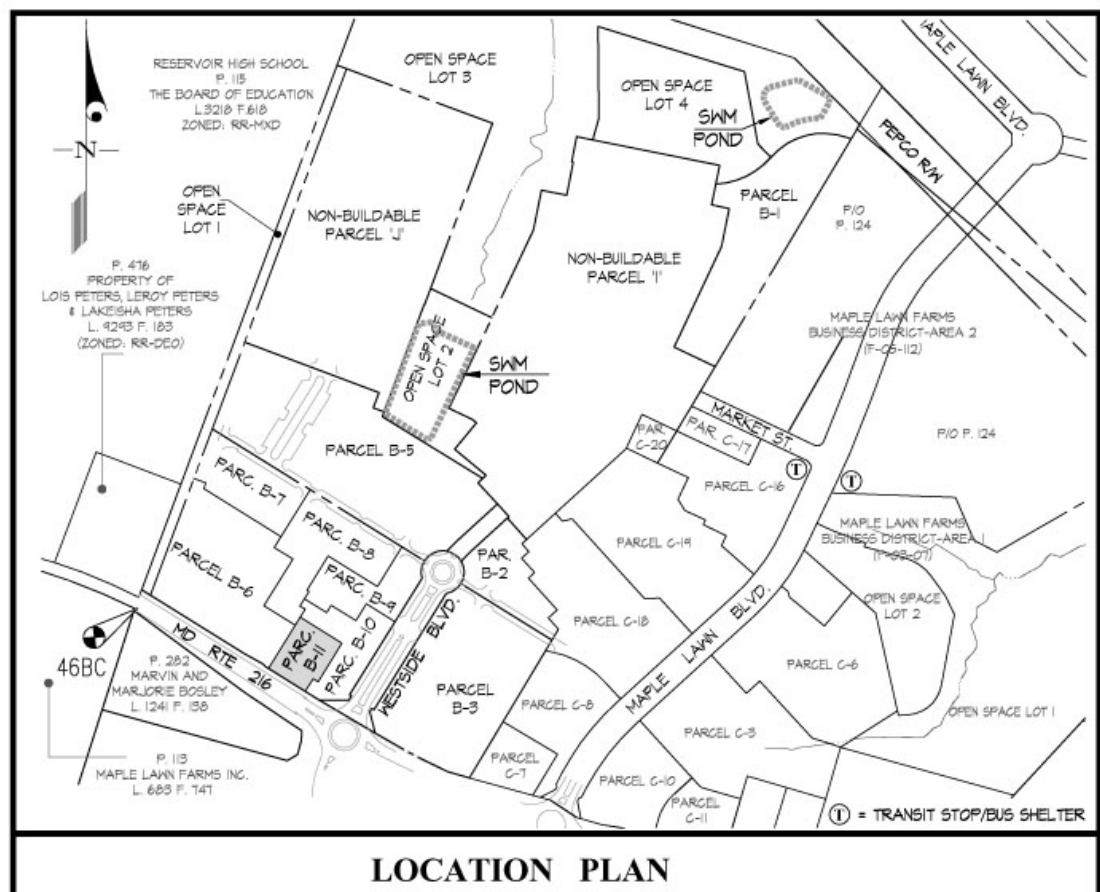
TECHNICAL STAFF REPORT
MAPLE LAWN FARMS – WACHOVIA BANK
Planning Board Meeting of April 24, 2008

File No./Petitioner: SDP-08-58, Maple Lawn Farms, LLC

Project Name: Wachovia Bank at Maple Lawn Farms, Westside District, Area 1, Parcel “B-11”

Request: The request is for approval of a site development plan (SDP) for the construction of a one-story bank with a drive-thru canopy and associated site improvements in accordance with Section 127.F.1 of the Howard County Zoning Regulations. The subject project contains approximately 0.80 acre of land from the 605.3 acre total tract area for Maple Lawn Farms and is zoned “MXD-3” (Mixed Use Development).

Location: The proposed building is located on the northwest side of Westside Boulevard and Maryland Route 216, identified as Parcel “B-11” on Tax Map 46, Grid No. 3 in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

This site is located in the Westside District area of Maple Lawn Farms and is surrounded by the following:

North Side - Along the north side are unimproved future "Employment Use" parcels located within the same development.

East Side - Along the east side are unimproved future "Employment Use" parcels located within the same development and further east is Westside Boulevard.

South Side - Along the south side is Maryland Route 216.

West Side - Adjoining Parcel "B-6" is proposed for a "Harris Teeter" grocery store being processed under SDP-08-56. Further west is Parcel No. 476 zoned "RR-DEO" (Rural-Residential), improved with a single family detached dwelling which is presently being used as a group care facility. Also, along the west side is the Reservoir High School, Lime Kiln Middle School and the Fulton Elementary School campus.

Site History:

- **ZB Case No. 995M** for the Maple Lawn Farms PDP and Development Criteria was signed by the Zoning Board on February 8, 2001.
- **ZB Case No. 1039M** for an amended PDP to establish the MXD District for the former Wessel (Westside District) and Oliver Properties and for other PDP and Development Criteria revisions was approved by the Zoning Board on March 20, 2006.
- **PB Case No. 353**, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **PB Case No. 378**, Amended CSP and Development Criteria for the entire 605.3 acre site to incorporate and establish land uses for the former Wessel (Westside District) and Oliver Properties and to revise the Development Criteria was approved by the Planning Board on January 25, 2007.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **S-06-16**, Amended Sketch Plan for Maple Lawn Farms received signature approval on February 20, 2007.
- **P-07-18**, Preliminary Plan to establish the Westside District received signature approval on September 12, 2007.
- **F-08-54 and F-08-55**, Final Plans to establish the Westside District, Area 1, Parcels B-1 thru B-5, Open Space Lots 1 thru 4 and Non-Buildable Parcels I, J and K received technically complete from the SRC on January 7, 2008.
- **F-08-105**, Final Plan to establish Parcels B-6 thru B-11 received technically complete from the SRC on March 12, 2008.
- **WP-08-04**, Waiver Petition for a reduction of the 40 foot minimum public road frontage requirement for open space lots was approved by DPZ on August 8, 2007.
- **SDP-08-56**, Site Development Plan for the construction of the Harris Teeter grocery store received approval from the Planning Board on March 13, 2008.

Site Analysis:

Site Improvements - This SDP proposes the construction of a one-story 18 foot high bank building approximately 50' x 75' in size with a net floor area of 4,037 square feet with a drive-thru canopy and other site improvements including 21 parking spaces. This SDP is designed in accordance with the "Traditional

Neighborhood Design” (TND) concept. The main design concept is to provide an attractive urban streetscape by fronting the proposed buildings directly along the public streets with landscaped medians, sidewalks, street trees, enhanced landscaping at the base of each building, street furniture and lighting to promote pedestrian oriented traffic, and to locate large parking areas away from public streets toward the side and rear of buildings.

Storm Water Management (SWM) - Storm water management for this project is provided by regional facilities constructed under Final Plans, F-03-07 and F-08-55.

Landscaping - The Landscape Plan for this project complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria approved under S-01-17, S-06-16 and PB Case Nos. 353 and 378.

Forest Conservation - This project addressed the forest conservation requirements under the processing of Final Plan, F-08-54.

Adequate Public Facilities - This comprehensive project passed the tests for road adequacy under S-01-17 and S-06-16.

Employment Use Development Criteria - This SDP is in compliance with all applicable requirements of the “Employment” Use Development Criteria approved under the amended CSP, S-06-16 and PB Case No. 378.

- **Setback Requirements** - The proposed structure complies with the minimum setback requirement of 50 feet from the boundary line along Maryland Route 216 and 10 feet from any other property line. The bank will be approximately 74 feet from the Maryland Route 216 R/W line and at least 40 feet from all other adjoining parcel property lines.
- **Permitted Land Uses** - The proposed bank is a permitted use for the “Employment” land use area of this “MXD” zoned project.
- **Height Requirement** - The MLF Development Criteria limits commercial buildings in the Westside District located within 300 feet of Md. Route 216 not to exceed two stories. The proposed building is one story high with a roof elevation of 18 feet.
- **Lot Coverage** - There is no lot coverage requirement imposed on “Employment” land use areas per the MLF Development Criteria. The proposed total building coverage for this project including the building and drive-thru canopy is approximately 14.6 %.
- **Parking Requirements** - The MLF Development Criteria requires a minimum of 5 parking spaces for each 1,000 square feet of net leasable area devoted to commercial uses. The total parking space requirement for the bank is 21 spaces and this SDP is providing 21 parking spaces. This SDP and SDP-08-56 (Harris Teeter) will be providing a total of 533 parking spaces for Parcels “B-6” thru “B-11”. A shared access and parking agreement for Parcels “B-6” thru “B-11” has been recorded per liber 7789, folio 353 for a commercial center development.

- **Floor Area Ratio (FAR) Requirements** - The maximum overall F.A.R. limit for this development is 0.35 calculated on the total acreage for all “Employment” land use areas within the Maple Lawn Farms project. The tracking chart below provides the F.A.R. for this SDP and for all other SDP’s already processed within the “Employment” land use area up to this date for Maple Lawn Farms.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART			
DPZ File Number	Parcel Area	Floor Area	F.A.R.
SDP-04-44	4.40 acres (191,605 sq. ft.)	93,945 sq. ft.	0.49
SDP-04-96	3.17 acres (137,933 sq. ft.)	24,088 sq. ft.	0.17
SDP-05-08	3.20 acres (139,520 sq. ft.)	22,218 sq. ft.	0.16
SDP-05-36	4.24 acres (184,802 sq. ft.)	93,945 sq. ft.	0.51
SDP-05-47	5.58 acres (243,230 sq. ft.)	123,685 sq. ft.	0.51
SDP-06-67	4.78 acres (208,087 sq. ft.)	100,288 sq. ft.	0.48
SDP-06-148	8.54 acres (371,950 sq. ft.)	121,620 sq. ft.	0.33
SDP-07-02	7.36 acres (320,659 sq. ft.)	45,225 sq. ft.	0.14
SDP-08-56	4.24 acres (184,615 sq. ft.)	49,472 sq. ft.	0.27
SDP-08-58 (This SDP)	0.80 acre (34,895 sq. ft.)	4,037 sq. ft.	0.12
Total	46.31 acres (2,017,241 sq. ft.)	678,793 sq. ft.	0.34
Total Employment Area to be Recorded	122.0 acres	N/A	N/A

Planning Board Criteria:

This SDP is in compliance with the five Planning Board criteria requirements of Section 127.F.2 of the Howard County Zoning Regulations as follows:

1. **Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.**

The site design for the proposed building and other site improvements is consistent and in compliance with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a “Traditional Neighborhood Design” (TND) development.

2. **Satisfies the applicable requirements of Section 127.E.3.**

This SDP satisfies the applicable requirements of Section 127.E.3 of the Zoning Regulations which describes the Planning Board’s approval decision of the CSP and the Development Criteria. The Planning Board approved the original CSP and Development Criteria under PB Case No. 353 on July 11, 2001 and the amended CSP and Development Criteria under PB Case No. 378 on January 25, 2007. The Planning Board reserved the authority to review and approve site development plans for all “Employment” use development for the Maple Lawn Farms project as required under the Planning Board’s Decision and Orders for PB Case Nos. 353 and 378.

3. **Makes effective use of landscaping to provide buffers where needed and to enhance the site design.**

The developer proposes to install landscaping for this project beyond what is mandated by the Howard County Landscape Manual and the MLF Landscape Design Criteria. The Md. Route 216 perimeter is to be landscaped with a mixture of shade trees, shrubs, and street trees to be planted under the processing of F-08-54, SDP-08-56 and this SDP. Therefore, the external perimeter landscaping along with the streetscape planting for Md. Route 216 and the Westside Boulevard, the required internal parking lot island landscaping, and the shrub planting located at the base of the bank will provide an attractive site design and provide an effective landscape buffer for this site.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

This SDP and the processing of Final Plan, F-08-54 will provide the landscaping and other site amenities including benches, landscape lighting, planters and pedestrian walkways as part of the development of this project.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-08-54 and other approved or future SDP's will provide the pedestrian circulation system throughout the entire development including sidewalks, pathways and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks and crosswalks will be provided along Md. Route 216 and the Westside Boulevard adjacent to the proposed building in accordance with approved Final Plan, F-08-54 with additional sidewalks to be installed within Parcel "B-11" as part of this SDP.

SRC Action:

On March 27, 2008, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

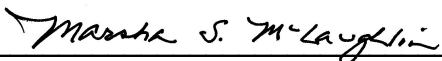
Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

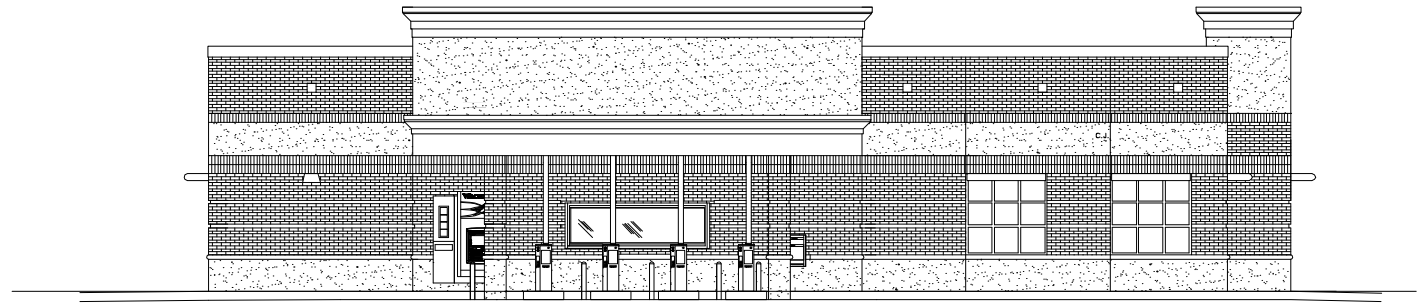
Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-08-58. All remaining SRC agency comments have been resolved except for completion of general notes and plat references on the plan and the recording of final plats, F-08-54 and F-08-105 prior to signature approval of this SDP.

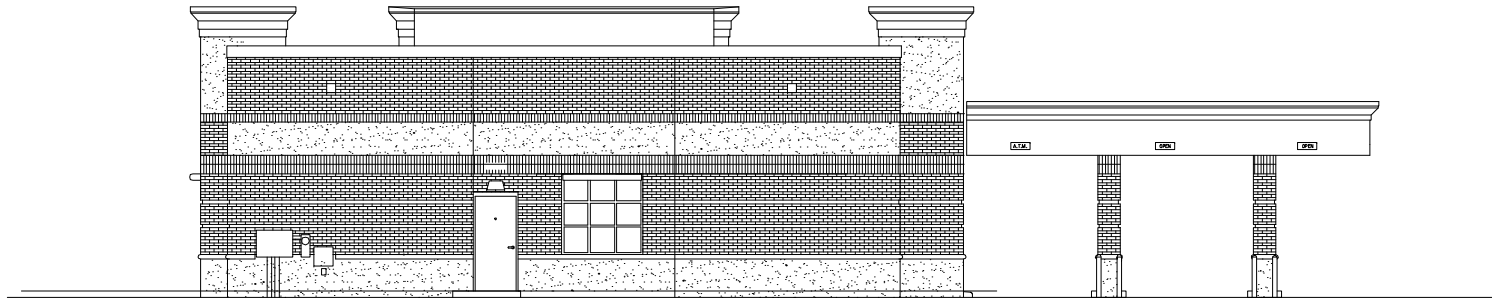
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Date

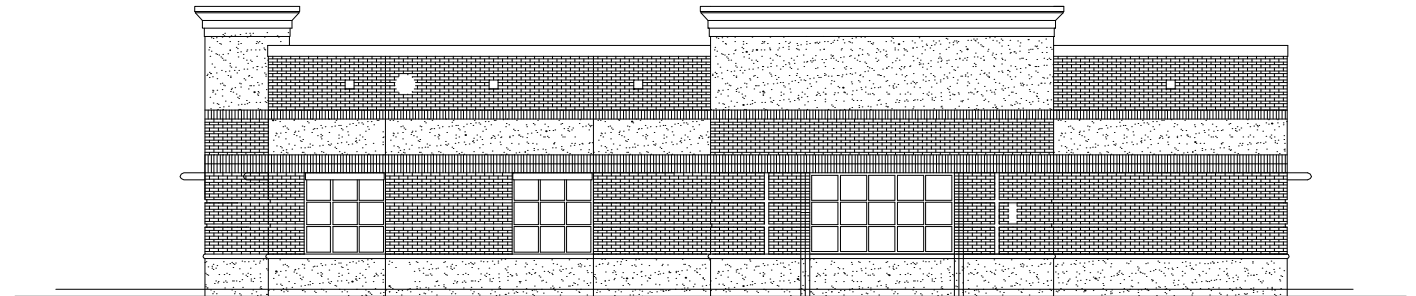

Marsha S. McLaughlin, Director
Department of Planning and Zoning



4 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



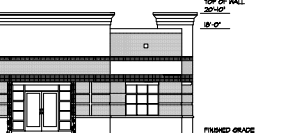
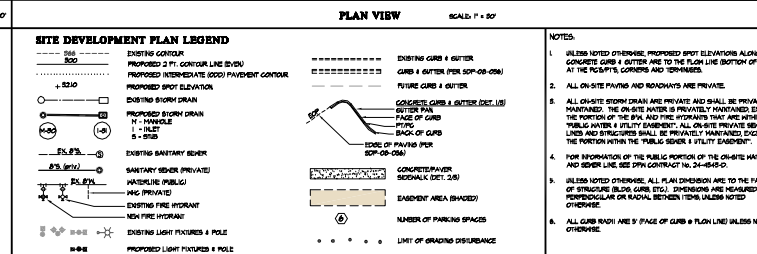
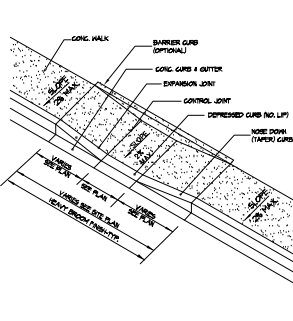
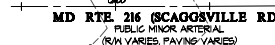
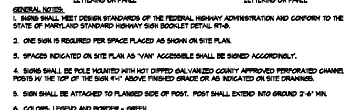
3 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



LIGHTING FIXTURE SCHEDULE		
	LUMENS	MOULDED
OUTDOOR, TYPE 3 180 DEG 2" (400S) 600-SXL-400M4	56000	25"

[illegible]

PREPARED FOR:
MAPLE LAWN FARMS, LLC
400 WOODHOUSE CENTER
1029 RUSTERTOWN RD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 10057
EXPIRATION DATE: MAY 26, 2008

SITE DEVELOPMENT PLAN and SITE DETAILS		SCALE	ZONING	C.I. N. FILE #
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1 PARCEL B-1 (Westside Bank) PLAT NO. _____, TAX MAP PARCEL NO. 126		AS SHOWN	MXD-3	07070
		DATE	TAX MAP - ORD 41-21&22	SHEET 2 OF 5
ELECTION DISTRICT NO. 5		MAR.	2008	
		TOWN OF WESTSIDE, COUNTY OF MADISON, STATE OF WISCONSIN		



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT. 410-860-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	DRN.	CHK.

DATE	REVISION	BY	APPR.		

PREPARED FOR:
MAPLE LAWN HT. LLC. (Owner)
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN RD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

EXHIBIT	
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 1 Parcel B-6 thru B-11 PLAT No. _____, TAX MAP PARCEL No. 116 HOWARD COUNTY, MARYLAND	
ELECTION DISTRICT No. 5	

SCALE NTS	ZONING MXD-3	G. L. W. FILE No. 07064
DATE FEB/2008	TAX MAP - GRID 41-21&22 46-3	SHEET 1 OF 1